

**CIVIC SAN DIEGO
2017 FINAL DOWNTOWN DEVELOPMENT STATUS LOG**

PROJECTS UNDER CONSTRUCTION						
PROJECT	DEVELOPER	LOCATION	DESCRIPTION	STATUS	START DATE*	COMPLETE DATE*
4TH & J MPDP 2015-25 535-341-01	Legacy Gas Lamp, LLC	N / side J between 3rd / 4th	170 apartments	Grading Underway	8/17	8/19
11th & BROADWAY SDP 2014-40 534-33-03 thru 05	Pinnacle 11th Avenue U.S., LLC	E / side 11th between Broadway / E	618 apartments (39 affordable); 11K retail	Site Preparation Underway	12/17	12/20
1919 PACIFIC HIGHWAY CCDP/CDP 2015-46 533-213-06 & 18	Alta 1919 Holdings LLC c/o Wood Partners	E / side Pacific Hwy between Cedar / Grape	110 apartments	Garage Work Underway	4/17	12/18
330 13th STREET CCPDP 2014-72 535-371-02 thru 09	The Richman Group of California LLC	N / side K between Park / 13th	208 apartments; 5K retail	Garage Work Underway	4/17	10/19
460 16TH STREET CCPDP 2015-20 535-392-08	Lennar Multifamily Communities, LLC	15th / 16th / J / Island	368 apartments; 18K retail	Exterior Finishes Underway	3/16	3/18
520 WEST ASH CCPDP 2015-07 533-334-05	LMI Little Italy Holdings, LLC	NW corner Ash / Columbia	220 apartments; 5K retail	Up to 14 th Floor	8/16	2/19
915 GRAPE STREET CDP 2014-33 533-213-02 thru 04 & 19	Bayview SD., LLC	SW corner Grape / California	70 apartments; 1K retail	Grading Underway	12/17	6/19
BAYSIDE FIRE STATION CCDP 2010-27 533-321-01, & 02	City of San Diego	SE corner Pacific Hwy / Cedar	Fire Station	Exterior Finishes Underway	4/16	2/18

* NOTE: Construction dates are provided to Civic San Diego by the Applicant/Developer

BROADSTONE MAKERS QUARTERS CCDP 2014-46 534-360-05,06 & 19	Alliance Realty Partners, LLC	Broadway / 16th / 17th / E	269 apartments; 5K retail	Exterior Finishes Underway	4/16	3/18
CARTE HOTEL CCDP 2013-17 533-402-07, 08 & 09	J.R. Legacy Holdings, Inc.	SW corner Ash / State	239-room hotel; 4K retail	Grading Underway	5/17	5/19
CONTOUR CCDP 2016-07 533-123-05	Contour @ 2118, LLC	W / side Columbia between Hawthorne / Ivy	10 apartments; 2K office	Grading Underway	12/17	3/19
F11 CCPDP 2014-55 534-334-03 thru 06	Richman Group	N / side F between 11th / Park	99 apartments; 3K retail	Up to 5th Floor	5/16	5/18
INTERCONTINENTAL HOTEL (Lane Field South)	Lankford Phelps Portman Lane Field	Broadway / Pacific Hwy / C / Harbor	400-room hotel	Exterior Finishes Underway	5/16	6/18
KETTNER LOFTS SDP 2014-15 533-124-01, 02, 04, 10 & 11	City Mark Development	E / side Kettner between Hawthorne / Ivy	133 apartments; 10K retail	Exterior Finishes Underway	5/16	5/18
MAKERS QUARTER BLOCK D CCDP 2015-58 534-252-12 & 13	L2HP, LLC	NE corner 15th / F	44K office; 9K retail	Up to 5th Floor	5/17	8/18
MOXY HOTEL CCDP 2015-45 534-326-02	J Street Development, Inc.	E / side 6th between E / F	126-room hotel	Up to 6 th Floor	4/17	12/18
NOOK EAST VILLAGE CCDP/CCPDP 2016-18 535-396-11, -12	Trestle Development	NW corner 15th / K	91 apartments (90 affordable); 2K retail	Up to 1 st Floor	6/17	12/18
PACIFIC GATE CDP 2012-23 533-531-03	Bosa Development	Pacific Hwy / Broadway / E / Rail Corridor	232 condominiums; 16K retail	Exterior Finishes Underway	12/14	2/18

PARK + MARKET CCDP/CCPDP/SDP 2016-15 535-134-14	HPG Park + Market, LLC	Park / 11th / Market / G	427 apartments (85 affordable); 50K office; 21K retail	Grading Completed	7/17	7/20
PARK 12 (BALLPARK VILLAGE) CCPDP 2012-21 535-563-38	Greystar	Park / Imperial / 12th / Library Circle	720 apartments (27 affordable); 55K retail	Exterior Finishes Underway	5/15	6/18
PINNACLE AT THE PARK - PHASE 2 CCDP 2011-06 535-391-07, 12 thru 15	Pinnacle Development	Island / J / 14th / 15th	451 apartments (25 affordable); 9K retail	Up to 18th Floor	6/16	6/19
SAVINA (KETTNER & ASH) CDP 2011-14 533-392-03, 05, 07	Bosa Development	SW corner Kettner / Ash	285 condominiums; 12K retail	Up to 23rd Floor	3/16	5/19
SIXTH AVENUE SUITES CCPDP 2014-06 534-031-02	San Diego Hope Partners, LP	E / side 6th between Ash / Beech	98-room hotel	Exterior Finishes Underway	9/16	3/18
THE BLOCK CCPDP 2015-11(A) 534-185-01 thru 10 & 14	Broadway Block Owner, LLC	C / Broadway / 7th / 8th	620 apartments; 20K retail	Demolition Underway	12/17	12/20
VICI / AMO (HG FENTON INDIA/DATE) CCPDP 2013-10(A) 533-233-09 thru 12 and 533-351-08	HG Fenton Development	India / Date / Columbia	Vici - North Side: 97 apartments; 14K retail Amo - South Side: 28 apartments (11 affordable); 3K retail; 11K public plaza	Exterior Finishes Underway	11/14	3/18

PROJECTS PENDING CONSTRUCTION (DEVELOPMENT PERMITS APPROVED)						
PROJECT	DEVELOPER	LOCATION	DESCRIPTION	STATUS	START DATE*	COMPLETE DATE*
1st & BEECH CCDP/PDP 2015-49(A) 533-423-12	Willmark Communities, Inc.	S / side Beech between 1st / 2nd	364 apartments (23 affordable)	Pending Completion of Building Plans	Not Available	Not Available
7TH & A CCPDP 2014-18 534-052-02, 03, & 534- 033-03	7th Ave & A Street, Inc.	N / side A between 7th / 8th	281 apartments; 9K retail	Pending Completion of Building Plans	Not Available	Not Available
7th & ISLAND HOTEL CCDP/PDP 2015-60 534-111-08 & 09	J Street Development, Inc.	NW corner 7th / Island	324-room hotel	Pending Completion of Building Plans	Not Available	Not Available
7th & MARKET CCDP/CCPDP/NUP 2015-73 535-122-04	Cisterra 7th & Market, LLC	Market / 7th / 8th / Island	159 apartments (34 affordable); 59 condominiums; 153-room hotel; 155K office; 200 public parking spaces 39K retail	Pending Completion of Building Plans	Not Available	Not Available
14th & COMMERCIAL CCDP 2017-25 545-614-11 & 535-621-02	S.V.D.P. Management Inc.	NE corner 14th / Commercial	448 apartments (444 affordable); 6K retail	Pending Completion of Building Plans	Not Available	Not Available
15th & G CPDP 2014-70 533-172-07 & 08	15th & G, LLC	NE corner 15th / G	28 apartments; 3K retail	Pending Issuance of Building Permits	Not Available	Not Available
1122 FOURTH AVENUE SDP 2014-76 533-521-04, 05, 08	1122 4th Ave, LLC	N / side C between 3rd / 4th	282 apartments (22 affordable); 12K retail	Pending Completion of Building Plans	Not Available	Not Available

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1836 COLUMBIA STREET CCDP 2015-66 533-233-19	1836 Columbia Street, LLC	W / side Columbia between Fir / Date	18 apartments	Pending Completion of Building Plans	Not Available	Not Available
320 WEST CEDAR CCDP/SDP 2016-39 533-353-10	JMAN at the K Lofts, LLC	N / side C between 14th / 15th	43 apartments (5 affordable)	Pending Issuance of Building Permits	3/18	9/19
450 B OFFICE BUILDING CCDP 2017-15 533-435-01	BCL, Inc.	N / side B between 4th / 5th	58K office	Pending Issuance of Building Permits	Not Available	Not Available
499 WEST ASH CCDP 2016-49 533-402-07, 08, 09	San Diego Carte Hotel, LP / Pierpoint Management	Ash / A / Columbia / State	336 apartments (26 affordable); 204-room hotel; 25K retail; 10K office	Pending Completion of Building Plans	Not Available	Not Available
AC HOTEL GQDP/VAR/NUP 2017-27 535-093-17	Briad Group	743 5th / 744 6th	147-room hotel; 1K retail	Pending Issuance of Building Permits	Not Available	Not Available
CEDAR PARK CCDP 2014-73 533-331-01-00	Creative House	SE corner India / Cedar	5K retail	Pending Issuance of Building Permits	Not Available	Not Available
CITIPLACE CCDP/CCPDP 2015-65 533-422-07,08, 13 & 14	Essex Property Trust	N / side Ash between 1st / Front	147 apartments	Pending Completion of Building Plans	Not Available	Not Available
CREATIVO CCDP 2016-47 535-394-04	Fabric Investments	NE corner K / 16th	13 apartments; 1K retail; 2K office	Pending Issuance of Building Permits	Not Available	Not Available
EAST VILLAGE GREEN PARKING GARAGE	City of San Diego	F / 13th / G / 14th	200-space parking garage	Pending Completion of Building Plans	12/18	12/20
GASLAMP BREWING COMPANY CCDP 2015-29 535-180-20 & 535-190-01	FFH, LLC	E / side 17th between G / Market	Expansion of Previously Conforming Structure for Brew Pub	Pending Completion of Building Plans	Not Available	Not Available

HORTON PLAZA CVS ADDITIONS CCDP 2014-57 533-610-07 & 20	Horton Plaza LLC	First / Broadway Circle / 4th / G	4K SF Addition for CVS Relocation	Pending Issuance of Building Permits	Not Available	Not Available
INDIA & BEECH CCDP/PDP 2015-48 533-324-16	Forge Land Company, LLC	SW corner India / Beech	137 apartments (8 affordable); 3K retail	Pending Completion of Building Plans	Not Available	Not Available
LAUREL PACIFIC VALERO CCDP/CCPDP/ CDP/CUP 2016-30 533-021-01	Oram Enterprises, Inc.	SE corner Pacific Hwy / Laurel	4K gas station	Pending Issuance of Building Permits	Not Available	Not Available
LUCIA NEL CIELO CCDP 2012-37 535-180-03	SD Mega Block, LLC	16th / 17th / F / G	424 apartments; 3K retail	Pending Completion of Building Plans	Not Available	Not Available
MANCHESTER PACIFIC GATEWAY	Manchester Financial Group	Broadway / Harbor / Pacific Hwy	1,250K office; 350K Navy office; 1,390 hotel rooms; 160K retail	Pending Completion of Building Plans	Not Available	Not Available
MCDONALD'S REMODEL CCDP 2017-08 534-074-05	McDonald's Corp	1280 12th Avenue	Replacement & Expansion of previous conforming structure	Pending Issuance of Building Permits	Not Available	Not Available
MODERA SAN DIEGO CCDP 2016-08 535-374-01	MCRT Investments, LLC	E / side 14th between K / L	383 apartments	Pending Completion of Building Plans	Not Available	Not Available
PACIFIC & BROADWAY – PARCEL 1 CDP 2014-71 533-124-01, 02, 04, 10 & 11	Bosa Development California II, Inc.	NE corner Pacific Hwy / Broadway	306 condominiums; 15K retail	Pending Completion of Building Plans	Not Available	Not Available

PACIFIC HEIGHTS CCDP 2013-13 534-074-01, 15 & 16	MB Property Acquisitions, LLC	A / B / 11th / Park	279 apartments; 8K retail	Pending Completion of Building Plans	Not Available	Not Available
STREETLIGHTS MAKERS QUARTER CCPDP 2015-22 535-172-01 thru 06 & 11	StreetLights Residential	F / 15th / G / 16th	293 apartments; 23K retail	Pending Issuance of Building Permits	Not Available	Not Available
THE BEACON CCDP/CCPDP 2016-19 534-210-12	Wakeland Housing	S / side C between 14th / 15th	44 apartments (43 affordable)	Pending Issuance of Building Permits	Not Available	Not Available
THE REY PHASE 2 CCPDP 2013-06 534-066-05	Wood Partners	8th / 9th / A / B	459 apartments	Pending Completion of Building Plans	Not Available	Not Available

PROJECTS UNDER REVIEW						
PROJECT	DEVELOPER	LOCATION	DESCRIPTION	STATUS	START DATE*	COMPLETE DATE*
5TH & ASH CCDP/PDP/NUP 2017-29 534-453-01	Vanderval Hotels, LLC	SE Corner 5th / Ash	154-room hotel	Pending Approval	Not Available	Not Available
6TH & A CCDP/PDP 2017-05 534-034-03, 04, 05 & 09	Malek Investments, LLC	N / side A between 6th / 7th	389 apartments (29 affordable); 7K retail	Pending Approval	Not Available	Not Available
10TH & E CCDP/PDP/SDP 2017-46 534-335-09	Capexco, Inc.	1035-1045 E Street	214 apartments; 30k retail	Pending Approval	Not Available	Not Available
13TH, PARK & C CCDP/PDP 2017-04 534-206-01	Downtown Park Inc.	S / side C between Park / 13 th	300 apartments; 7k retail	Pending Approval	Not Available	Not Available
17TH & G CCDP 2017-39 535-180-25	Affirmed Housing	NE corner G /17th	88 apartments (86 affordable)	Pending Approval	Not Available	Not Available
777 BEECH CCDP (EOT) 2006-19 534-032-03	BWE, Inc.	S / side Beech between 7th / 8th	78 apartments; 14k retail	Pending Approval	Not Available	Not Available
800 BROADWAY CCDP/PDP 2017-06 534-184-03 thru -05	Minto Investment Group	N / side Broadway between 8th / 9th	384 apartments (28 affordable); 22K retail	Pending Approval	Not Available	Not Available
BAHIA VIEW CCDP/SDP 2017-02 535-153-14 & 11	Bahia View Condominiums, LLC & Sea Realty	S / side Market between 14th / 15th	95 condominiums (6 affordable); 7K retail	Pending Approval	Not Available	Not Available
COLUMBIA & HAWTHORN CCDP/PDP 2017-19 533-581-08, 02, 11, 12, 07, 06, 01 12	AHST 8, LLC	S / side Hawthorn between Columbia / Grape	33 apartments; 22-room hotel	Pending Approval	Not Available	Not Available

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EV 9th & ISLAND CCDP/PDP 2017-30 535-126-0200	J Street Development	S / side Island between 9th / 10th	132 hotel rooms	Pending Approval	Not Available	Not Available
PINNACLE 11th & E CCDP/PDP 2017-21 534-334-10	Pinnacle Park Boulevard Development, LP	S / side E between 11th / Park	226 apartments; 236 condominiums; 6K retail	Pending Approval	Not Available	Not Available
STATE & GRAPE CCDP/PDP 2017-20 535-581-01, 02, 06, 07, 10, 11, 12	AHST 8, LLC	NW corner Grape / State	92 apartments; 56-room hotel	Pending Approval	Not Available	Not Available

PROJECTS COMPLETED 2017						
PROJECT	DEVELOPER	LOCATION	DESCRIPTION	STATUS	START DATE*	COMPLETE DATE*
ALEXAN SAN DIEGO SDP 2014-30 535-372-01 thru 10 & 16	Maple Multi-Family Land CA, LP	13th / 14th / J / K	320 apartments; 1K retail	Completed	12/15	12/17
ATMOSPHERE CCDP 2011-23 533-451-02, 16, 10, 11 & 12	Wakeland Housing & Development Corp.	SW corner Beech / 5th	205 apartments (203 affordable); 1K retail	Completed	4/15	5/17
CYPRESS CCDP 2014-43 535-614-10	Imperial Urban Housing, LLC	S / side Imperial between 14th / 15th	63 living units (62 affordable)	Completed	5/16	6/17
IDEA 1 CCPDP 2014-74 534-346-01	Lowe Enterprises Real Estate Group	Park / E / 13th / F	292 apartments; 10K retail	Completed	11/15	11/17
PALATINE CCPDP 2011-42 533-241-04 & 11	Corky McMillan Co.	N / side Fir between Columbia / State	101 apartments	Completed	1/16	12/17
PENDRY HOTEL GQSP 41-0546 535-084-02,05,07,09	The Robert Green Company	N / side J between 5th / 6th	317-room hotel; 5K retail	Completed	10/14	1/17
PRIME CCDP 2014-12 533-582-01	InDev	SE corner Columbia / Grape	9 apartments	Completed	7/15	3/17
SD CENTRAL COURTHOUSE 533-483-01 thru 09	Administrative Office of the Courts	Union / State / B / C	704K County Courthouse	Completed	7/14	5/17
SR-1 CCDP 2013-24 533-582-05	Ideal Enterprises, L.P.	1929-33 Columbia	24 apartments	Completed	12/14	9/17

**CIVIC SAN DIEGO
2017 FINAL DOWNTOWN DEVELOPMENT STATUS LOG**

	CONDOMINIUMS	APARTMENTS	COMMERCIAL	HOTEL ROOMS	PUBLIC PARKING
PROJECTS UNDER CONSTRUCTION (25)	517	4,709 (277 affordable)	223k RETAIL 96k OFFICE	863	0
Total Units Under Construction	5,226 Units				
PROJECTS APPROVED; PENDING CONSTRUCTION (29)	365	4,138 (605 affordable)	317k RETAIL 1,825k OFFICE	2,218	400
Total Units Pending Construction	4,503 Units				
PROJECTS SUBMITTED; PENDING APPROVAL (12)	331	1,804 (149 affordable)	93k RETAIL 0k OFFICE	364	0
Total Units Pending Approval	2,135 Units				
TOTAL PROJECTS (66)	1,213	10,651 (1,031 affordable)	633k RETAIL 1,921k OFFICE	3,445	400

11,864 UNITS

**CIVIC SAN DIEGO
DOWNTOWN DEVELOPMENT PROJECT COMPLETION HISTORY**

	CONDOMINIUMS	APARTMENTS	COMMERCIAL	HOTEL ROOMS	PUBLIC PARKING
PROJECTS COMPLETED IN 2017 (9) ⁴	0	1,014	17k RETAIL 0k OFFICE	317	0
PROJECTS COMPLETED IN 2016 (7)	0	563	30k RETAIL 0k OFFICE	764	0
PROJECTS COMPLETED IN 2015 (10)	0	1,248	40k RETAIL 280k OFFICE	90	0
PROJECTS COMPLETED IN 2014 (4)	0	493	22k RETAIL 0k OFFICE	0	0
PROJECTS COMPLETED IN 2013 (3) ¹	0	488	37k RETAIL 0k OFFICE	0	0
PROJECTS COMPLETED IN 2012 (4) ²	0	109	10k RETAIL 0k OFFICE	0	0
PROJECTS COMPLETED IN 2011 (1) ³	0	0	0k RETAIL 0k OFFICE	0	0
PROJECTS COMPLETED IN 2010 (5)	0	469	25k RETAIL 0k OFFICE	0	0
PROJECTS COMPLETED IN 2009 (7)	241	1,116	51k RETAIL 0k OFFICE	450	0
PROJECTS COMPLETED IN 2008 (10)	391	299	52k RETAIL 50k OFFICE	1,496	0
PROJECTS COMPLETED IN 2007 (18)	1,821	264	233k RETAIL 325k OFFICE	393	0
PROJECTS COMPLETED IN 2006 (15)	600	452	120k RETAIL 123k OFFICE	0	0
PROJECTS COMPLETED IN 2005 (17)	1,347	235	138k RETAIL 374k OFFICE	235	1,925
PROJECTS COMPLETED IN 2004 (23)	1,932	492	122k RETAIL 0k OFFICE	580	4,603
PROJECTS COMPLETED IN 2003 (16)	948	823	91k RETAIL 0k OFFICE	0	275
PROJECTS COMPLETED IN 2002 (15)	551	599	51k RETAIL 0k OFFICE	261	0
PROJECTS COMPLETED IN 2001 (13)	439	100	26k RETAIL 0k OFFICE	178	500
PROJECTS COMPLETED IN 2001-2017 (177)	8,270	8,764	1.065M RETAIL 1.152M OFFICE	4,764	7,303

17,034

¹ San Diego Central Library / Charter School completed, but not listed in table.

² U.S Federal Courthouse completed, but not listed in table.

³ Thomas Jefferson School of Law completed, but not listed in table.

⁴ SD Central Courthouse completed, but not listed in table.